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Our ref: ND/AL/8947

22nd May 2026

Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Sir or Madam

Planning Portal References: PP-14955487
Application to Discharge Condition 4 of Planning Permission 144428/JO/2025
Browns Manchester, 1-3 York Street, Manchester, M2 2AW

On behalf of our client, Mitchells & Butlers Retail Ltd (the Applicant), we are pleased to submit a further application for the discharge of Condition 3 (Construction Management Plan) of planning permission 144428/JO/2025, which concerned the variation of Condition 2 (Approved Drawings) and Condition 9 (Materials) pursuant to Planning Permission 134736/FO/2022 to relocate louvres, change the cladding material and alter timescales, at the above site. The original application was approved for the change of use of the mezzanine, first, second and third floors of No. 1-3 York Street, from offices to hotel (Use Class C1), with associated alterations to the front entrance and the construction of a new lift shaft to rear.

Application 144428/JO/2025 was granted permission by the LPA on 9th February 2026.

This application to discharge the planning condition comprises the following:

- This Covering Letter, dated 22nd May 2026.
- Completed Application Form & Certificate.
- Drawing No. AS05 Site Location Plan.
- Decision Notice 134736/FO/2022, dated 28th March 2025.
- Decision Notice 144428/JO/2025, dated 9th February 2026.
- Construction Environmental Management Plan (CEMP), prepared by Charles Evans.

Planning Condition 4: Construction Management Plan

The full discharge of Condition 4 is sought. It reads as follows:

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"Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include as a minimum:

Measures to control noise and vibration with neighbouring or adjoining properties;
Dust suppression measures;
Details of an emergency contact telephone number;
A community consultation plan and;
Sheeting of construction vehicles.
The development shall only be carried out in accordance with the approved management plan.

Reason – To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

This application is accompanied by a Construction Environmental Management Plan (CEMP) which has been prepared by Charles Evans Shopfitters, to help fully discharge Condition 4.

We trust that the information provided in the CEMP is sufficient enough for this condition to be discharged.

Statutory Application Fees

We have calculated the statutory fee for the application to discharge the planning conditions to be £309.00 plus £91.00 of service charge, which has been paid in full.

If any further information is required with respect to any aspect of this submission, please contact Mr N Davey or Miss A Lai at this office.

Yours faithfully,



Alicia Lai
For and on behalf of The JTS Partnership LLP